




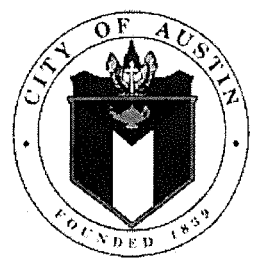
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: C15-2015-0150  
1502 KINNEY AVENUE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 250'

Revised

CASE# CU-2015-0150  
ROW# \_\_\_\_\_  
TAX# \_\_\_\_\_

my  
2

**CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE**

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED  
INFORMATION COMPLETED.**

STREET ADDRESS: 1502 Kinney Avenue, Austin, TX 78704

LEGAL DESCRIPTION: Subdivision – Barton Heights A

Lot(s) 5 Block 3 Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Tracy Perkins on behalf of myself/ourselves as authorized agent for

Myself affirm that on September 8, 2015, hereby apply for a hearing before the Board of

Adjustment for consideration to:

**(check appropriate items below and state what portion of the Land Development  
Code you are seeking a variance from)**

     ERECT      ATTACH      COMPLETE   x   REMODEL      MAINTAIN  
25-2-774 Two Family Residential Use

Add second sink to existing structure with one sink.

Variances Requesting:

A) For a two-family residential use the minimum lot area is 7000 square feet (SF).

B) Rear and side set back

in a SF3 district.  
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.**

**VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings :**

my  
3

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
  - A) Regarding the 7000SF min. lot size for a second dwelling, the lot in question is within 325.69SF of compliance. This condition cannot be changed.
  - B) Special exception was previously granted for structure in this location within the side and rear setback since 1980. Therefore, it is reasonable that the existing plumbing and electric can now be expanded within the building to permit a second dwelling unit in the existing structure and its current location.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:
  - A) There are many other lots that are 7000SF within my block.
  - B) Not all lots in this area have a second structure in this same configuration.
- (b) The hardship is not general to the area in which the property is located because:
  - A) Many lots right behind me are 7000SF and I am only 325.69 short.
  - B) This structure already has electricity and plumbing, which are just being expanded within the building to allow a second dwelling unit. No change to its location and a new structure is not being requested.

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
  - A) The building was with existing water and electricity connections. No external changes planned.
  - B) Structure in its current configuration since 1980.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

34/4

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

\_\_\_\_\_

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

\_\_\_\_\_

\_\_\_\_\_

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

\_\_\_\_\_

\_\_\_\_\_

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_ Mail Address 1502 Kinney Avenue

City, State & Zip Austin, TX 78704

Printed \_\_\_\_\_ Phone 512-736-8797 Date 09/08/2015

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_ Mail Address \_\_\_\_\_

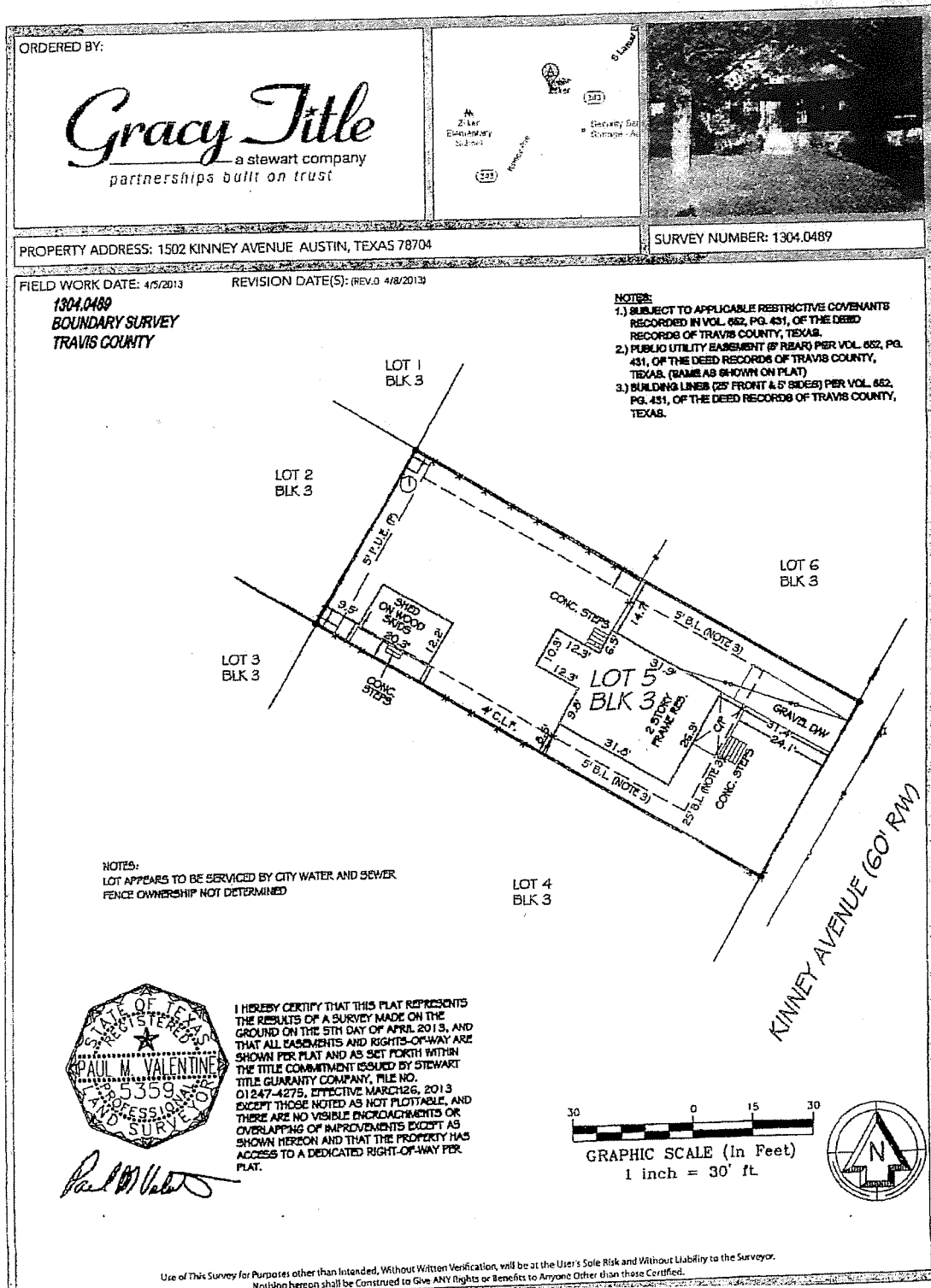
City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

# Site Plan

## 1. Existing Site Plan

3/4

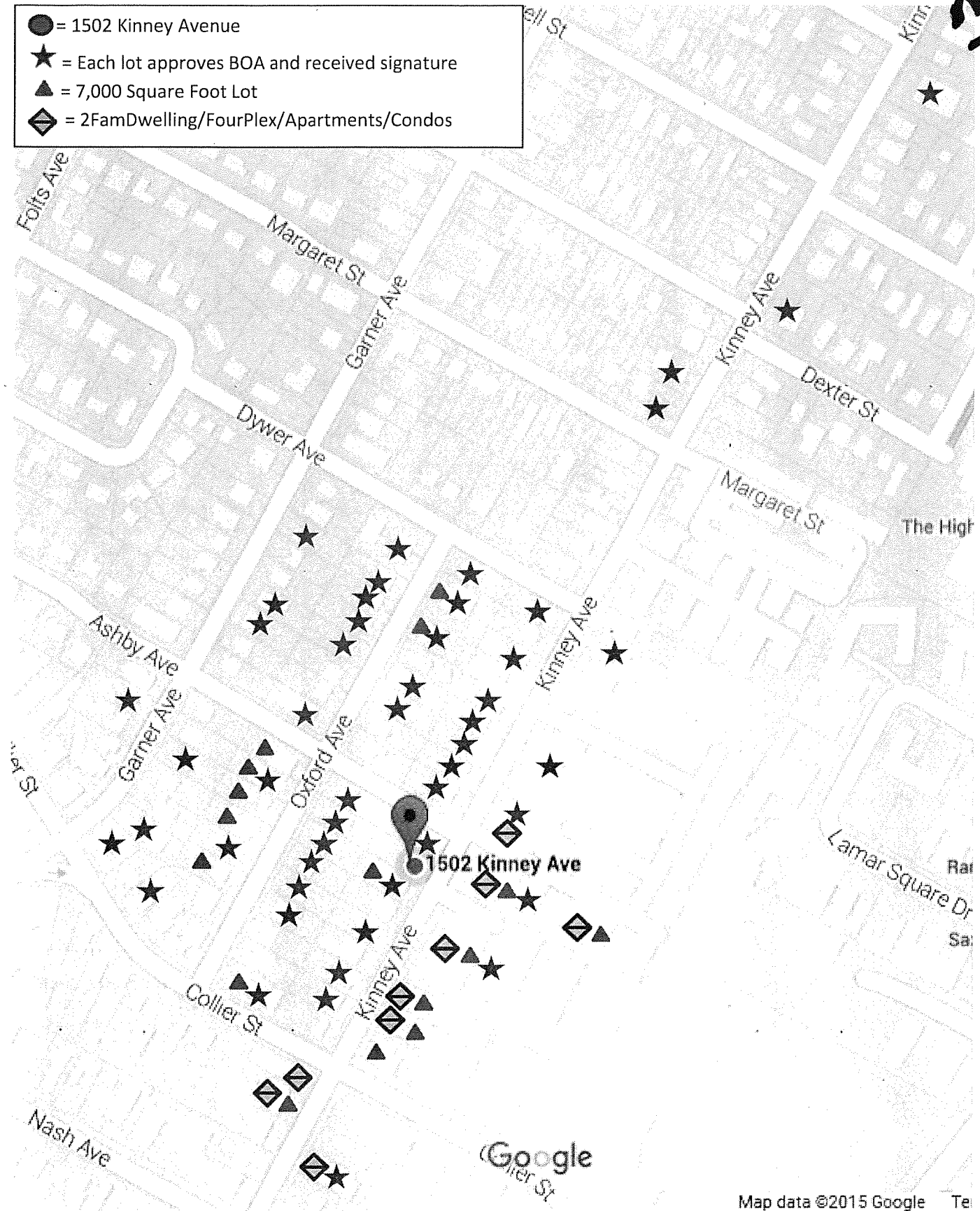
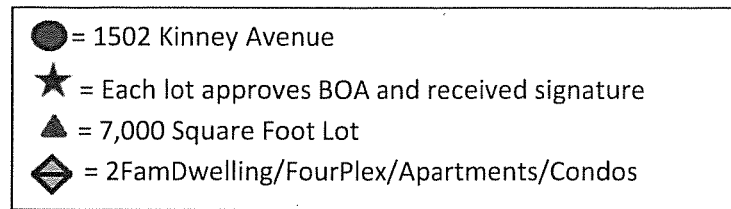


## 2. Surrounding Neighbors Site Plan

5/13



### 3. Neighboring Lot Size and Uses



1307 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.0400	1744.07	0.00	0.00	\$78,483	\$0

▼ Improvement / Building

Improvement #1: CONDO (STACKED) State Code: A4 Living Area: 867.0 sqft Value: \$93,515

1501 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.9284	40442.00	0.00	0.00	\$1,011,050	\$0

▼ Improvement / Building

Improvement #1: APARTMENT 26-49 State Code: B1 Living Area: 20428.0 sqft Value: \$827,470

1504 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1622	7085.79	0.00	0.00	\$285,000	\$0

1507 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	2.0000	87120.00	0.00	0.00	\$2,178,000	\$0

Improvement #1: APARTMENT 50-100 State Code: B1 Living Area: 37930.0 sqft Value: \$622,000

1601 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2697	11747.02	0.00	0.00	\$285,000	\$0

Improvement #1: FOURPLEX State Code: B4 Living Area: 3300.0 sqft Value: \$224,229

1603 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2687	11704.51	0.00	0.00	\$285,000	\$0

▼ Improvement / Building

Improvement #1: FOURPLEX State Code: B4 Living Area: 3300.0 sqft Value: \$224,229



1605 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.5026	21893.00	0.00	0.00	\$293,750	\$0

▼ Improvement / Building

No improvements exist for this property.

1700 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.0749	3262.64	0.00	0.00	\$40,783	\$0

▼ Improvement / Building

Improvement #1: 2 FAM DWELLING State Code: A4 Living Area: 2241.0 sqft Value: \$309,056

1702 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2363	10295.00	0.00	0.00	\$285,000	\$0

▼ Improvement / Building

Improvement #1: 2 FAM DWELLING State Code: B2 Living Area: 2250.0 sqft Value: \$168,717

1703 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.3109	13542.59	78.00	174.00	\$372,422	\$0

▼ Improvement / Building

Improvement #1: APARTMENT 5-25 State Code: B1 Living Area: 5520.0 sqft Value: \$151,978

1704 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2363	10295.00	0.00	0.00	\$285,000	\$0

▼ Improvement / Building

Improvement #1: 2 FAM DWELLING State Code: B2 Living Area: 2875.0 sqft Value: \$202,428

1707 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.0830	3615.48	0.00	0.00	\$119,311	\$0

▼ Improvement / Building

Improvement #1: TOWNHOMES State Code: A4 Living Area: 1000.0 sqft Value: \$69,041

1709 Kinney Ave

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.0830	3615.48	0.00	0.00	\$119,311	\$0

▼ Improvement / Building

Improvement #1: TOWNHOMES State Code: A4 Living Area: 1110.0 sqft Value: \$88,098

▲ 1303 Oxford

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2292	9983.61	75.00	130.00	\$313,500	\$0

▲ 1305 Oxford

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2163	9421.66	0.00	0.00	\$313,500	\$0

▲ 1500 Oxford

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1618	7042.01	0.00	0.00	\$285,000	\$0

▲ 1502 Oxford

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1612	7021.87	0.00	0.00	\$285,000	\$0

▲ 1504 Oxford

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1695	7381.59	0.00	0.00	\$285,000	\$0

my  
11

▲ 1506 Oxford

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1638	7134.00	0.00	0.00	\$285,000	\$0

▲ 1510 Oxford

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1662	7241.47	0.00	0.00	\$285,000	\$0

▲ 1517 Oxford

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1864	8120.00	0.00	0.00	\$313,500	\$0







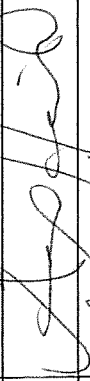



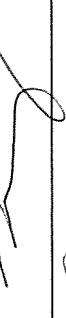




I, Tracy Perkins, am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land Development Code. The variance would allow me the ability to add a second dwelling unit to an existing structure.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Alice Mullins	1502 Canyon 78704	<i>Alice Mullins</i>
Francis V. McABBS	1503 Oxford 78704	<i>Francis V. McABBS</i>
Christine Muenster	1505 Oxford 78704	<i>Christine Muenster</i>
Thomas Kuebe	1504 Kinney Ave	<i>Thomas Kuebe</i>
Lainie Frasier	1500 Kinney Ave	<i>Lainie Frasier</i>
Bonnie Mineo	1709 Kinney Ave	<i>Bonnie Mineo</i>
Graydon Parrish	903 Kinney Ave	<i>Graydon Parrish</i>

2/23

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
MIKE TOTY	1007 KINNEY AVE.	
Amos Lowe	1406 KINNEY AVE	
Brian Graves	1402 KINNEY AVE	
Bethney Holman	1407 KINNEY AVE #101	
Maxis Paul	1104 Kinney Ave #B	
Mark Hoelscher	1108 Kinney Ave	
Jamie Flynn	1511 Oxford Ave	
Cathy Kern	1509 Oxford Ave	
KEN WANG	1507 OXFORD AVE	
Elva Ureman	1401 Oxford Ave.	
Allison Vokubalts	1300 Oxford Ave	
Cicely Simms	1300 Kinney Ave	
ROBERT L CURRIE	1400 KINNEY AVE	

3/24

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Nicole Frost	1404 Kinney Ave	<i>[Signature]</i>
Christy Hibler	1512 Kinney Ave	<i>[Signature]</i>
Chris Cull	1308 <del>or</del> Oxford Ave.	<i>[Signature]</i>
Kevin Yates	1400 Oxford Ave.	<i>[Signature]</i>
Thomas Fouts	1400 Oxford Ave.	<i>[Signature]</i>
Lois Broussard	1704 Collier St	<i>[Signature]</i>
Donna Hudson	1704 Collier St.	<i>[Signature]</i>
Steve Marum	1463 Garner Ave	<i>[Signature]</i>
KEITH LOWRY	1401 GARNER AVE	<i>[Signature]</i>
Bevin B. Hufnagel	1305 Garner Ave	<i>[Signature]</i>
Brook Andrea Turnipseed	6514 Kinney Ave	<i>[Signature]</i>
Erica Ingers-McNinch	1517 Oxford Ave.	<i>[Signature]</i>
KRISTIN STARCOTTE	1508 OXFORD AVE	<i>[Signature]</i>

5134

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
GEORGE D. SKELAN	1403 Oxford	George Skelan
Tanja Adams	1306 Oxford	Tanja Adams
Maria Magagnoli	1301 Oxford	Maria Magagnoli
DAVID EARL	1701 Dwyer	David Earl
Brian O'Connell	1511 Garne	Brian O'Connell
JOE BALATO	1308 Kinney Ave	Joe Balato
William B. NALLE	1501 OXFORD AVE	W.B.N.
Kathleen Murphy	1401 Kinney Ave	Kathleen Murphy
Mary Owens Kinney LLC	1509 Kinney Ave	Mary Owens Kinney LLC
Darby Woolley	1303 Oxford Ave	Darby Woolley
Rose Hoerath	1304 Oxford Ave	Rose Hoerath
K.W.	1402 Oxford Ave	K.W.
KATHY WILLIAMS	1708 COLLIER ST.	K.W.

5/13

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Margaret Reed-Lachle	1505 Garner Ave.	mReedlache
Cavan Moreland	1502 Oxford Ave	
NORMA STILSON	1405 KINNEY AVE	
Haron Schneidman	1213 Kinney	
Gordon Plautto	1507 Kinney Ave	
SARAH FIBBO	1307 OXFORD AVE	Sarah F
Juergen Schraed	1304 Kinney Ave	J Schraed

5/31



By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature

5/3/24

see revised

CASE# C15-2015-0150  
ROW# 11424570  
TAX# 0102091008

12/18

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 1502 Kinney Avenue, Austin, TX 78704

LEGAL DESCRIPTION: Subdivision – Barton Heights A

Lot(s) 5 Block 3 Outlot      Division     

I/We Tracy Perkins on behalf of myself/ourselves as authorized agent for

Myself affirm that on September 8, 2015, hereby apply for a hearing before the Board of

Adjustment for consideration to:

**(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)**

     ERECT      ATTACH      COMPLETE   x   REMODEL      MAINTAIN

25-2-774 Two Family Residential Use

Add second sink to existing structure with one sink.

Variances Requesting:

- A) For a two-family residential use the minimum lot area is 7000 square feet (SF).
- B) May not have an entrance within 10 feet (FT) of a lot line.
- C) Other than in a driveway, parking is prohibited in the front yard.

in a SF3 district.  
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.**

**VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings :**

34  
19

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
  - A) Regarding the 7000SF min. lot size for a second dwelling, the lot in question is within 325.69SF of compliance. This condition cannot be changed.
  - B) The door is existing in this configuration and has since the 1980's (See Existing Site Plan Page 4).
  - C) Because the access is very tight between the house and the property line and the front yard is the only area in my yard to be constructed or added (See Photo Page 7).

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:
  - A) There are many other lots that are 7000SF within my block.
  - B) The floor Plan of the existing structure.
  - C) Narrowness of driveway, not enough space to safely drive in and out (backing up) without endangering the house and better to be shorter to prevent impacting impervious cover. (See Photo Page 8)
- (b) The hardship is not general to the area in which the property is located because:
  - A) Many lots right behind me are 7000SF and I am only 325.69 short.
  - B) Other lots do not have an existing structure.
  - C) Other houses are situated where having parking in the rear is conducive. In my situation, it is better situated in the front yard without going over impervious coverage. (See Photo Page 9)

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
  - A) The building was with existing water and electricity connections. No external changes planned.
  - B) The door has been in use since 1980's. No external changes planned.
  - C) Given house configuration for parking it is best in this case and common in the area. (See Photo Page 10)

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

may  
20

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_ Mail Address 1502 Kinney Avenue

City, State & Zip Austin, TX 78704

Printed \_\_\_\_\_ Phone 512-736-8797 Date 09/08/2015

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

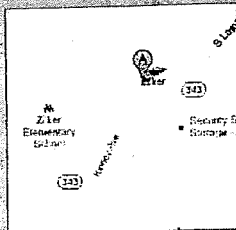
Signed \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

## 1. Existing Site Plan

*Gracy Title*  
— a stewart company  
partnerships built on trust

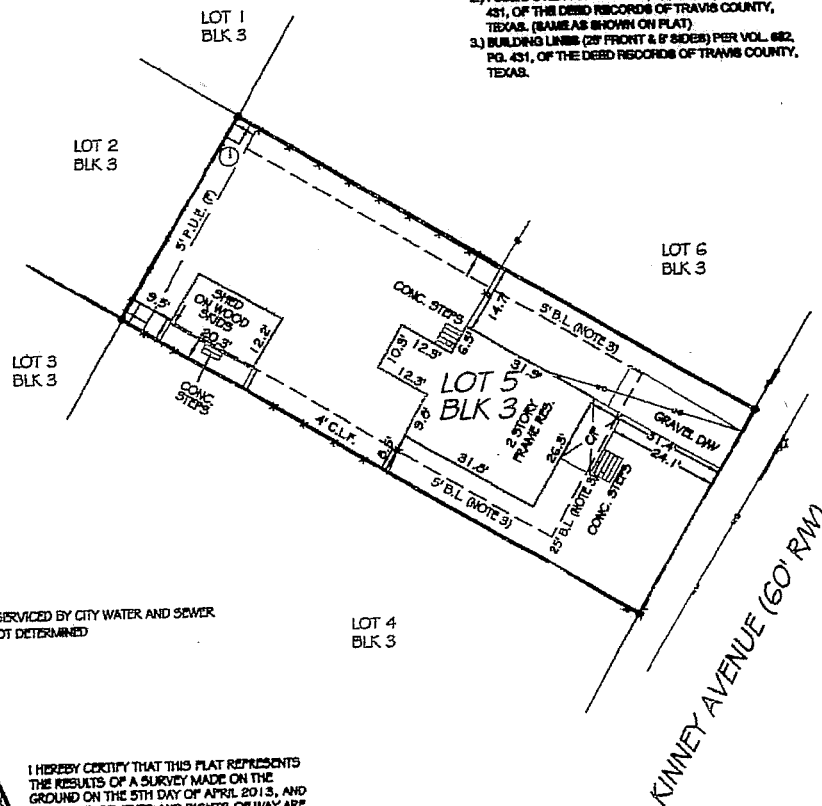


SURVEY NUMBER: 1304.0489

1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS  
RECORDED IN VOL. 682, PG. 431, OF THE DEED  
RECORDS OF TRAVIS COUNTY, TEXAS.

2.) PUBLIC UTILITY EASEMENT (IF FEAS.) PER VOL. 682, PG.  
431, OF THE DEED RECORDS OF TRAVIS COUNTY,  
TEXAS. (SAME AS SHOWN ON PLAT)

3.) BUILDING LINES (25' FRONT & 5' SIDES) PER VOL. 682,  
PG. 431, OF THE DEED RECORDS OF TRAVIS COUNTY,  
TEXAS.

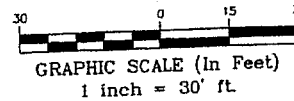


NOTES:  
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER  
FENCE OWNERSHIP NOT DETERMINED



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 5TH DAY OF APRIL 2013, AND THAT ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN PER PLAT AND AS SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 01847-4275, EFFECTIVE MARCH 26, 2013 EXCEPT THOSE NOTED AS NOT PLATTABLE, AND THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON AND THAT THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.

Paul W. Venter



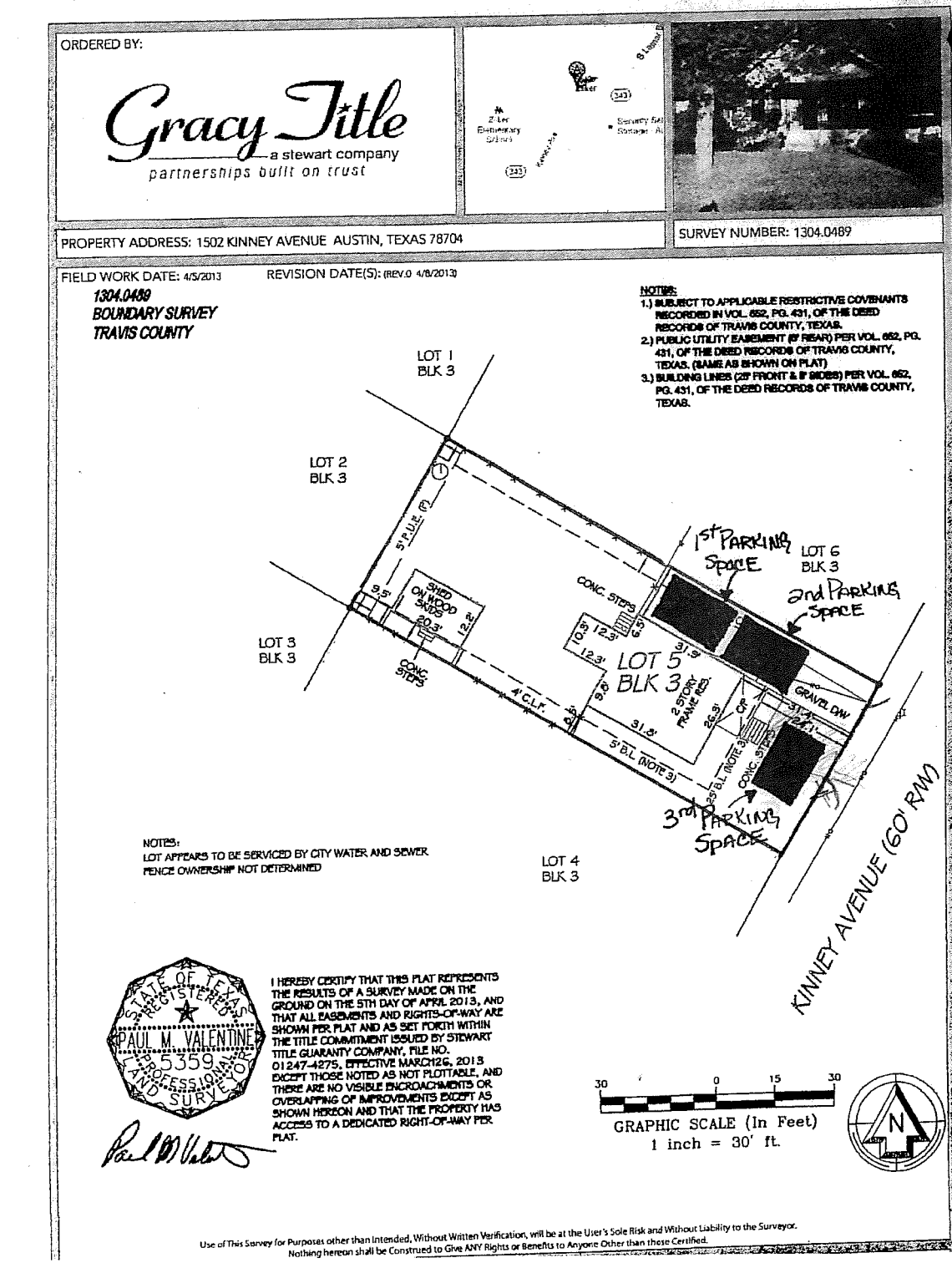
Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.  
Nothing herein shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

## 2. Surrounding Neighbors Site Plan



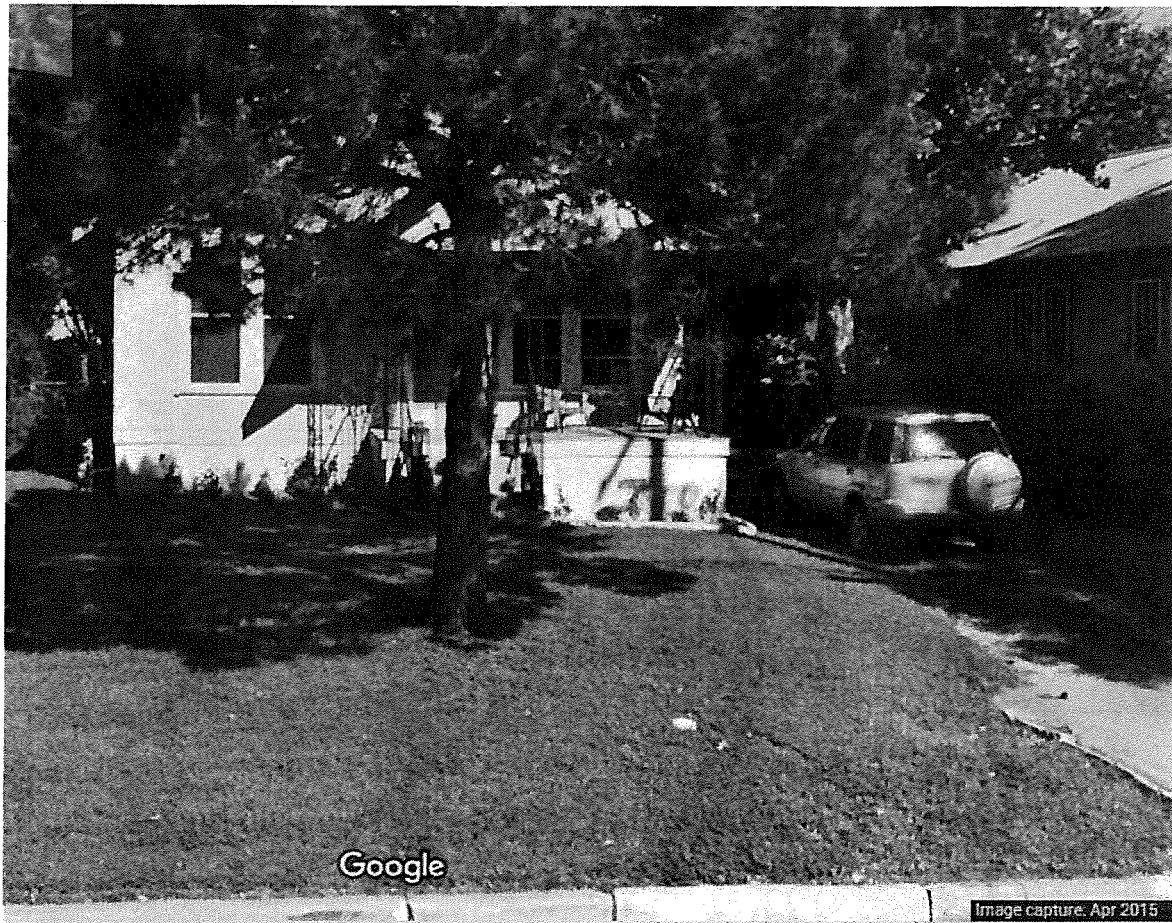
2/25

### 3. Proposed Site Plan

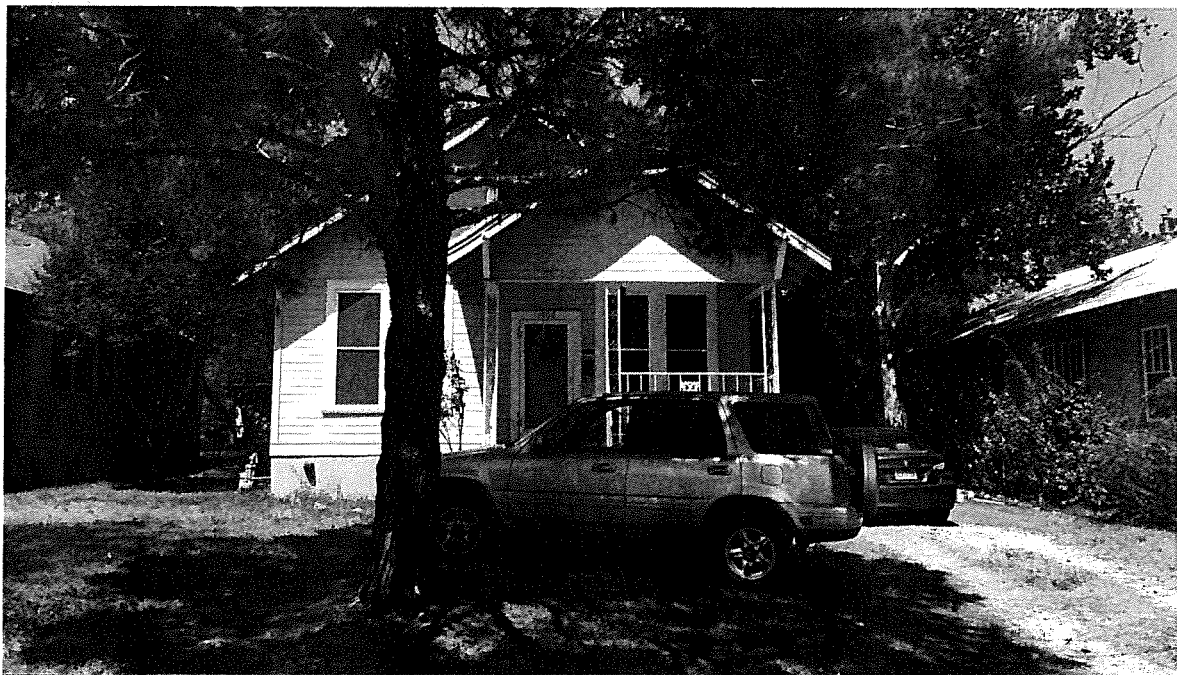


**REASONABLE USE: (Continued)**

1C) Because the access is very tight between the house and the property line and the front yard is the only area in my yard to be constructed or added.



my  
24





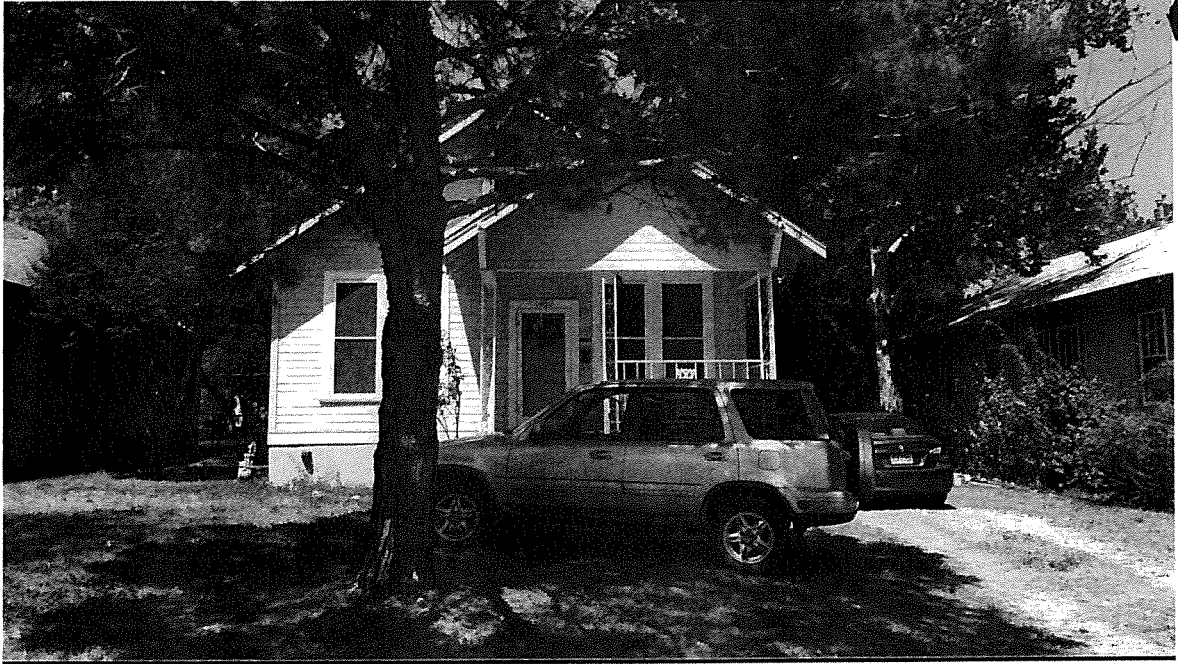
**HARDSHIP: (Continued)**

2(a)C) Narrowness of driveway, not enough space to safely drive in and out (backing up) without endangering the house and better to be shorter to prevent impacting impervious cover.

my  
25



2(b)(C) Other houses are situated where having parking in the rear is conducive. In my situation, it is better situated in the front yard without going over impervious coverage.



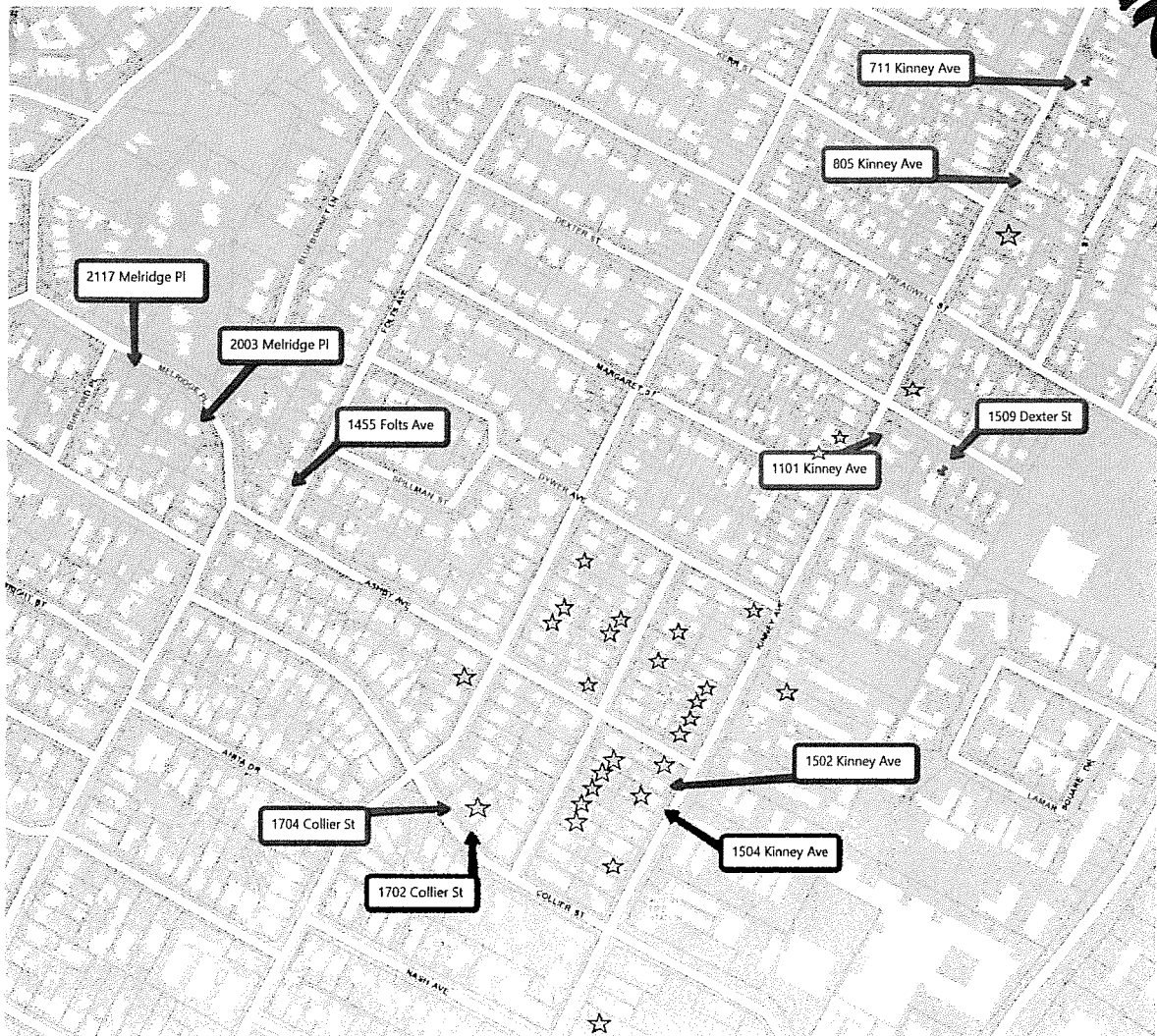
my  
26

**AREA CHARACTER: (Continued)**

3C) Given house configuration for parking it is best in this case and common in the area.

Stars = Residents who signed support of variances.

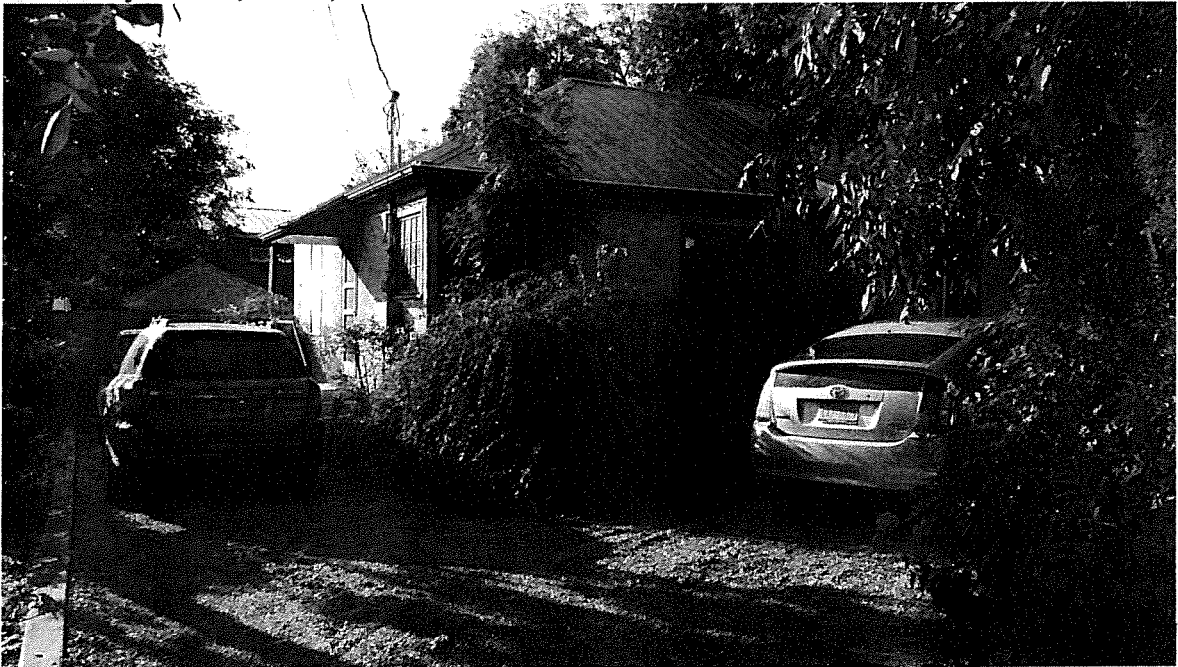
Address = Residents who park in front yard.



1504 Kinney Avenue, Austin, TX 78704



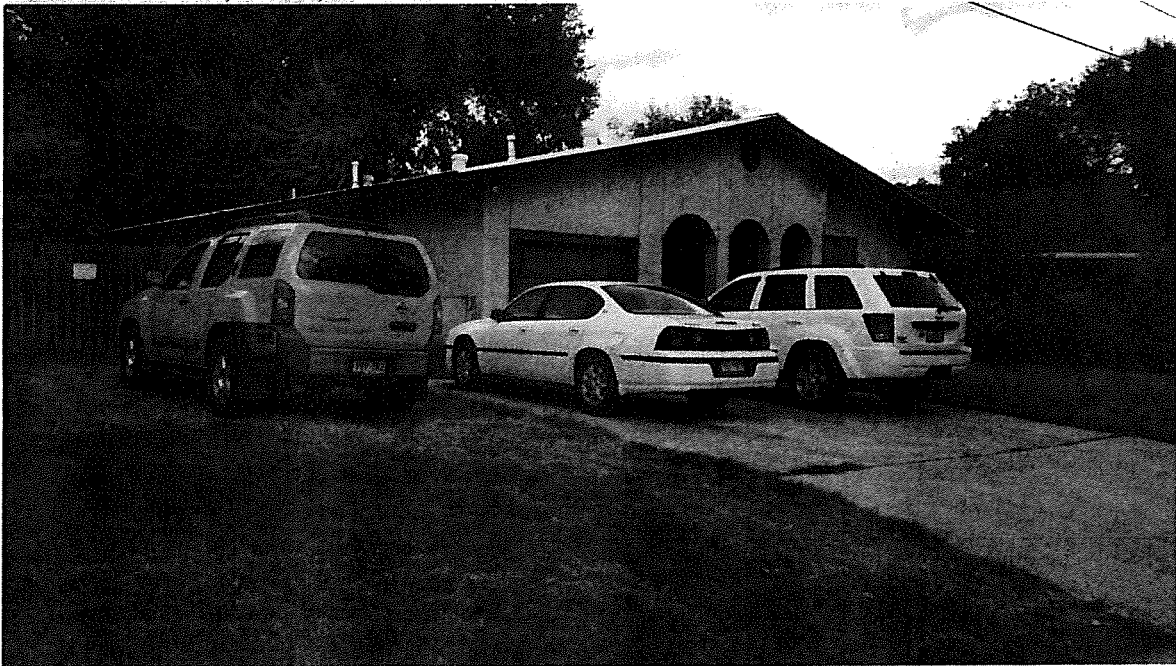
805 Kinney Avenue, Austin, TX 78704



711 Kinney Avenue, Austin, TX 78704

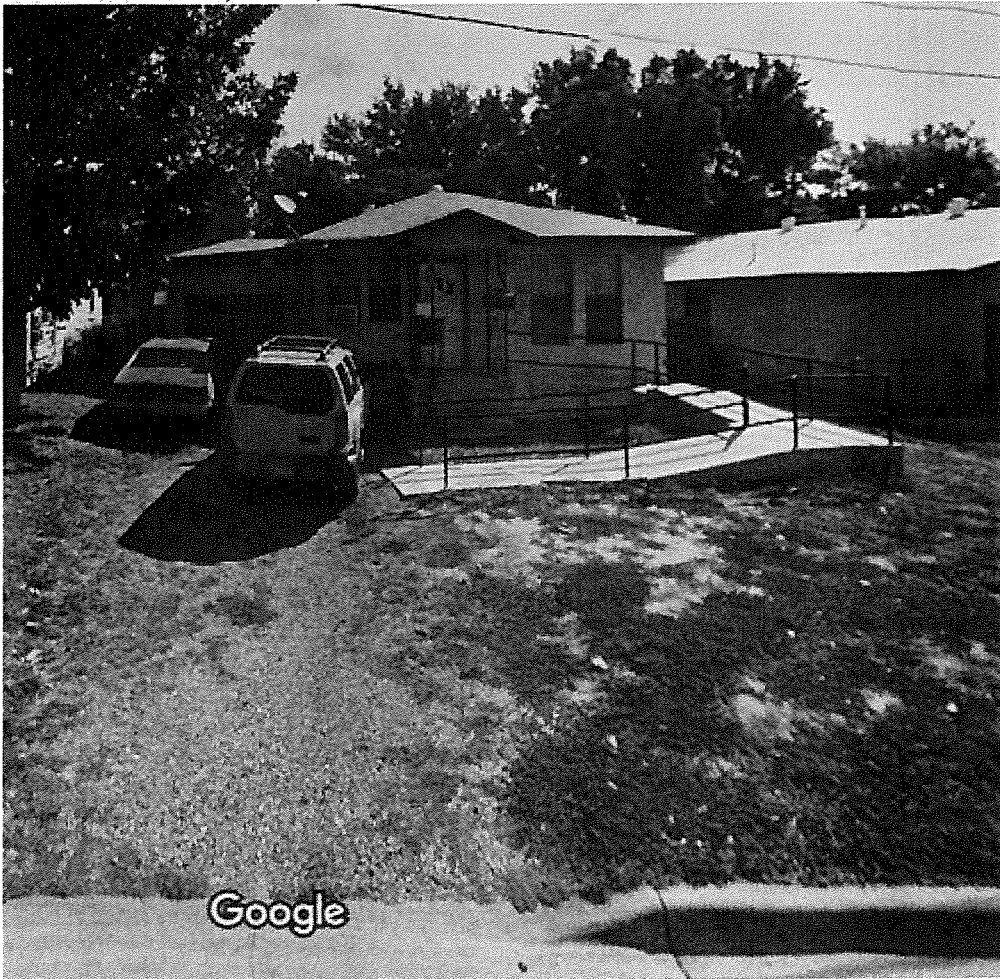


1702 Collier Street, Austin, TX 78704



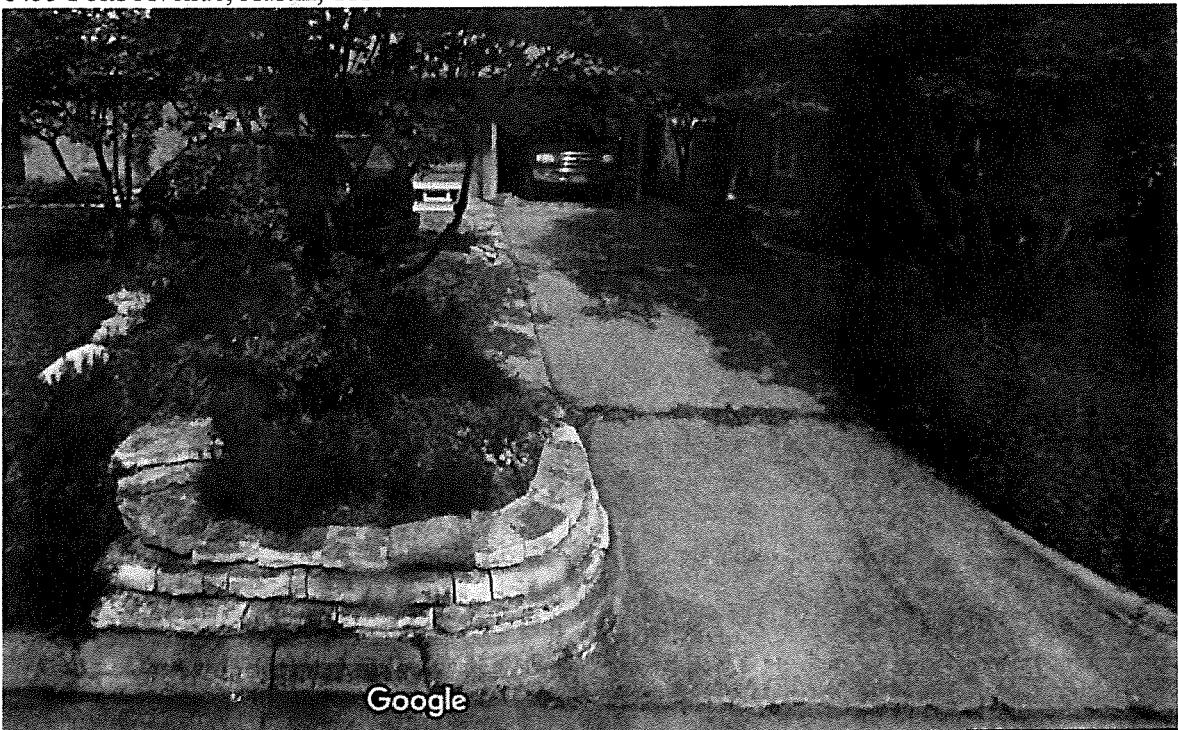


1704 Collier Street, Austin, TX 78704

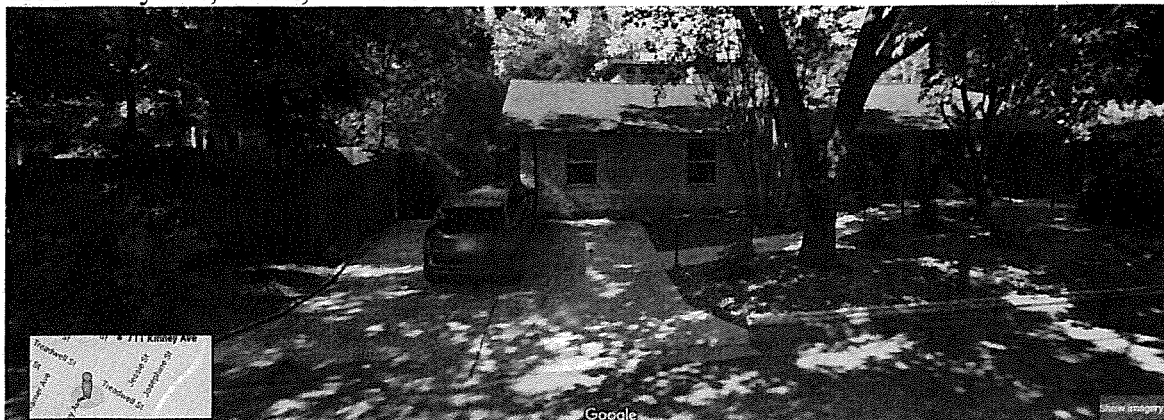


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1455 Folts Avenue, Austin, TX



1101 Kinney Ave, Austin, TX 78704

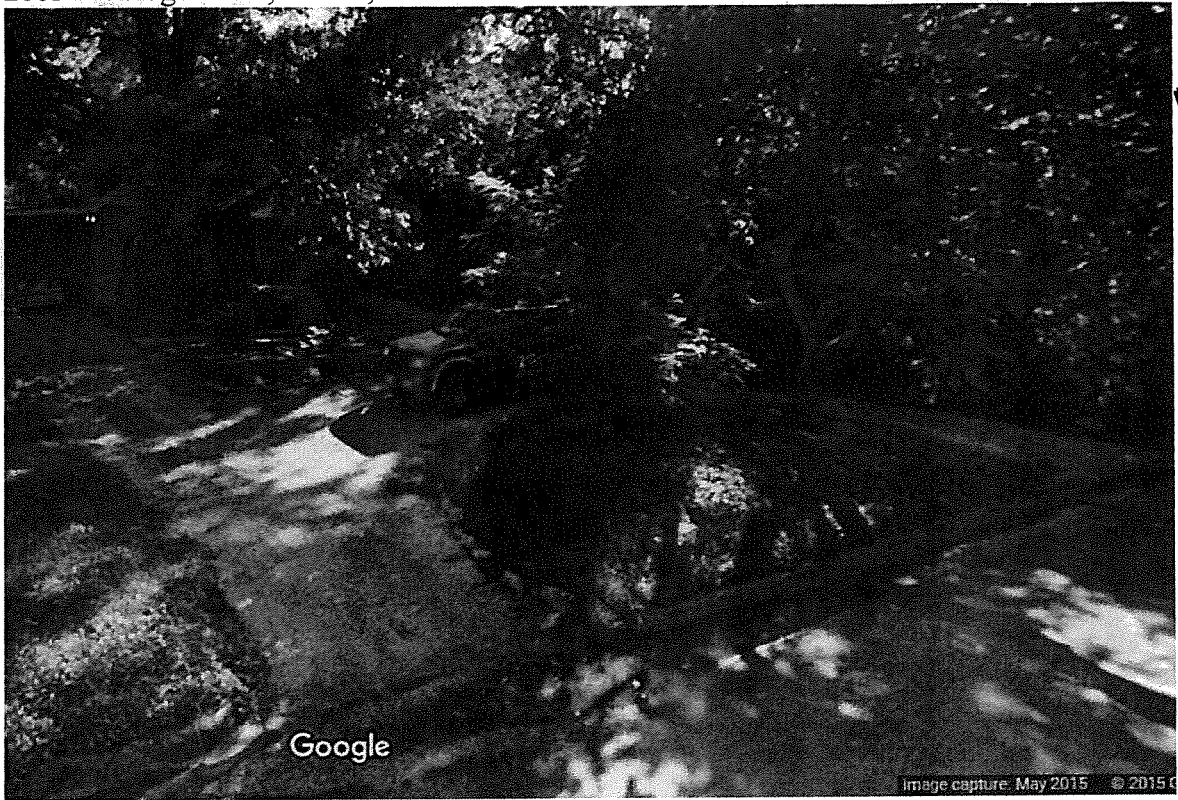


221  
31

1509 Dexter, Austin, TX 78704



2003 Melridge Place, Austin, TX 78704



32/34

2117 Melridge Place, Austin, TX 78704

